



# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR  
EVELYN FRIEDMAN, CHIEF AND DIRECTOR

Patrick Harrington, Chairman  
Michael Hatfield, Commissioner  
John Walsh, Commissioner

June 14, 2012

Location:  
Public Facilities Commission  
26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108

Meeting Time: 2:00 p.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its June 14, 2012 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2012 JUN 12 P 2:31  
BOSTON, MA

<b>VOTE 1</b>	<b>TENTATIVE DESIGNATION AND INTENT TO SELL TO IRENE L. FINKLE, AS TRUSTEE OF THE FINKLE FAMILY REALTY TRUST:</b>	<b>Purchase</b>
<b>Bernard Mayo</b>	Vacant land located on Ruggles Court, Roxbury.	<b>Price</b>
		<b>\$8,800.00</b>

Ward: 09  
Parcel Number: 02477000  
Square Feet: 983

Use: Loading and receiving deliveries and safe egress  
Estimated Total Development Cost: \$8,800.00  
Assessed Value: \$8,800.00  
Appraised Value: N/A  
DND Program: REMS-Land Disposition  
RFP Date: 11/14/2011

<b>VOTE 2</b>	<b>CONVEYANCE TO GRACE CHURCH OF ALL NATIONS, INC.:</b>	<b>Purchase</b>
<b>Chris Rooney</b>	Vacant land located on Park Street, Dorchester.	<b>Price</b>
		<b>\$162,700.00</b>

Ward: 17  
Parcel Number: 00310000  
Square Feet: 14,814

Use: Off-Street Parking  
Estimated Total Development Cost: \$162,700.00  
Assessed Value: \$162,700.00  
Appraised Value: None  
DND Program: REMS-Land Disposition  
RFP Date: 9/27/2010



PRINTED ON  
RECYCLED PAPER

26 COURT STREET

BOSTON, MA 02108

617.635.3880

WWW.CITYOFBOSTON.GOV/DND

Public Facilities Commission Meeting DND Agenda June 14, 2012



**Vote 3**  
**Jed**  
**Baumwell**

**AMENDMENT TO THE VOTE OF MAY 12, 2011 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 24 TO 36 MONTHS TO MISSION HILL NEIGHBORHOOD HOUSING SERVICES INCORPORATED:** Vacant land located at 28-30 Gurney Street and 36 Gurney Street, Roxbury.

**Time**  
**Extension**

1. TD – 7/22/2010 = 12 months
2. TD extension for an additional 12 months – 7/22/2011 through 7/22/2012 (expires) = 24 months
3. TD extension for an additional 12 months – 7/22/2012 through 7/22/2013 = 36 months

TD total time is 36 months

Ward: 9

Parcel Numbers: 02922000 and 02923000

Square Feet: 4,500 (total)

Use: New Construction - Housing

Estimated Total Development Cost: \$10,428,169.00

Assessed Value: \$69,400.00

Appraisal Value: N/A

DND Program: Real Estate Development Initiative

RFP Date: 4/5/2010

**Vote 4**  
**Jim**  
**McDonough**

**CERTIFICATE OF AUTHORITY**

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
June 14, 2012**

**VOTE 1:** That Irene L. Finkle, as trustee of the Finkle Family Realty Trust, trustee of a realty trust, under declaration of trust dated June 12, 2012 and recorded with Suffolk County Registry of Deeds in Book , Page with an address of 31 Jacobs Terrace, Newton, MA 02459 be tentatively designated as developer of the vacant land located on Ruggles Court (Ward 09, Parcel Number 02477000) in the Roxbury District of the City of Boston containing approximately 983 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Finkle Family Realty Trust or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 2:** That having duly advertised its intent to sell to Grace Church of All Nations, Inc., a Massachusetts non-profit corporation, with an address of 451 Washington Street, Dorchester, MA 02124, the vacant land located on Park Street (Ward 17, Parcel Number 00310000) in the Dorchester District of the City of Boston containing approximately 14,814 square feet of land, for two consecutive weeks (November 28, 2011 and December 5, 2011) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12), the Public Facilities Commission, pursuant to its vote of November 10, 2011, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Grace Church of All Nations, Inc., and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Grace Church of All Nations, Inc., or a nominee to be approved by the Director, in consideration of ONE HUNDRED SIXTY TWO THOUSAND SEVEN HUNDRED DOLLARS (\$162,700.00).

**VOTE 3:** That the vote of this Commission at its meeting on July 22, 2010 and thereafter amended on May 12, 2011, regarding the tentative designation and intent to sell the vacant lands located on 28-30 Gurney Street and 36 Gurney Street (Ward 09, Parcel

Numbers 02922000 and 02923000) in the Roxbury District of the City of Boston containing approximately 4,500 total square feet of land to Mission Hill Neighborhood Housing Services Incorporated (or nominee);

be, and hereby is, amended as follows:

By deleting the figures and word: “24 months” and substituting in place thereof the following figures and word: “36 months” wherever such may appear.

**VOTE 3:**

In Public Facilities Commission, June 14, 2012

**CERTIFICATE OF AUTHORITY**

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Department of Neighborhood Development, does hereby vote:

VOTED: “Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission’s approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, Department of Neighborhood Development, in the name and on behalf of the Commission as they may deem necessary or appropriate.”

Evelyn Friedman, Chief and Director  
Department of Neighborhood Development

Rosa Talero, Director of Operations  
Department of Neighborhood Development

Robert C. Gehret, Jr., Deputy Director  
Department of Neighborhood Development

John N. Carbone, Controller  
Department of Neighborhood Development

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated December 2, 2010 recorded on December 14, 2010, with the Suffolk County Registry of Deeds in Book 47323 at Page 5, and filed with the Suffolk Registry District of the Land Court as Document Number 785618.

\_\_\_\_\_(Public

\_\_\_\_\_(Facilities

\_\_\_\_\_(Commission

A true record, ATTEST:

\_\_\_\_\_  
Colleen Daley, Secretary  
City of Boston Public Facilities Commission

IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Thomas M. Menino, its Mayor on this \_\_\_\_ day of June, 2012.

\_\_\_\_\_  
Thomas M. Menino, Mayor of Boston